TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 5

Property	ID:	R22105	

Property Information

property address:	410 N TEXAS AVE
legal description:	CITY OF BRYAN, BLOCK 29, LOT 8,9,10 (PTS OF)
owner name/address:	RUFFINO FAMILY
	LIMITED PARTNERSHIP
	601 S GORDON ST
	BRYAN, TX 77802-1236 Car Que at Auto Pe do
full business name:	
	Commissestril type of business: Cuto Parts Store
current zoning:	
lot area (square feet):	
lot depth (feet):/2	sq. footage of building: 6220
property conforms to:	□ min. lot area standards □ min. lot depth standards □ min. lot width standards
T	
Improvements	15
# of buildings:	building height (feet): 5 # of stories: /
type of buildings (spe-	cify): Carrette Hoth
building/site and differ	. 2
building/site condition	n: <u>3</u>
buildings conform to a	minimum building setbacks: upes Ino (if no, specify) Down hat week
approximate construct	
possible historic resou	
	yes rano (specify)
other improvements.	(pipe fences, decks, carports, swimming pools, etc.)
Francianding Signs	
Freestanding Signs □ yes □ no	
	☐ dilapidated ☐ abandoned ☐ in-use type/material of sign:
overall condition (spec	
removal of any dilapid	ated signs suggested? □ yes □ no (specify)
Off-street Parking	
, •	parking spaces striped: yes no # of available off-street spaces: //
lot time: manhalt	Topografa Tothou
snace sizes:	sufficient off-street parking for existing land use: wes no
overall condition:	·
**	
end islands or bay divi	ders: □ yes Øno: landscaped islands: □ yes ⊘no

Curb Cuts on Texas Avenue
how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no
if yes, which ones:
meet adjacent separation requirements: yes no meet opposite separation requirements: yes no
Landscaping
□ yes no (if none is present) is there room for landscaping on the property? □ yes □ no
comments:
Outside Storage
yes prio (specify)(Type of merchandise/material/equipment stored)
(Type of merchandise/material/equipment stored)
dumpsters present: gives \square no are dumpsters enclosed: \square yes \square no hat in surface.
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
□ yes □ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? \bowtie \square yes \square no
if not developable to current standards, what could help make this a developable property?
accessible to alley: yes pho
Other Comments: